



Mallard Drive, Yarm, TS15 9FD

Immaculately presented detached three bedroom house with south facing rear garden, garage and off-road parking, located on the Barratt Homes Leven Woods development on the outskirts of Yarm.

Accommodation comprises entrance hall, spacious lounge, beautiful high gloss kitchen/diner offering integrated gas hob, oven, dishwasher and fridge/freezer plus utility and French doors leading to the rear garden. Upstairs provides master bedroom with dressing room and modern en-suite, two further good-sized bedrooms, one with built in wardrobes, and family bathroom.

Externally to the front, is a block paved driveway and lawn and to the rear is a lawned garden with both a paved and decking area with pergola providing a fabulous area for outdoor dining.

The property is located within walking distance of Yarm Train Station, Conyers Secondary School and local amenities, this property is also in easy reach of the A19.

Offers In The Region Of £275,000



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HALL

LOUNGE

15'9 x 10'4 (4.80m x 3.15m)

KITCHEN/DINING

17'4 x 12'4 (5.28m x 3.76m)

UTILITY

8'1 x 5'1 (2.46m x 1.55m)

W/C

5'1 x 3' (1.55m x 0.91m)

LANDING

MASTER BEDROOM

11'11 x 9'1 (3.63m x 2.77m)

DRESSING ROOM

6'10 x 5'4 (2.08m x 1.63m)

EN-SUITE

4'8 x 3'10 (1.42m x 1.17m)

BEDROOM TWO

11'1 x 10'5 (3.38m x 3.18m)

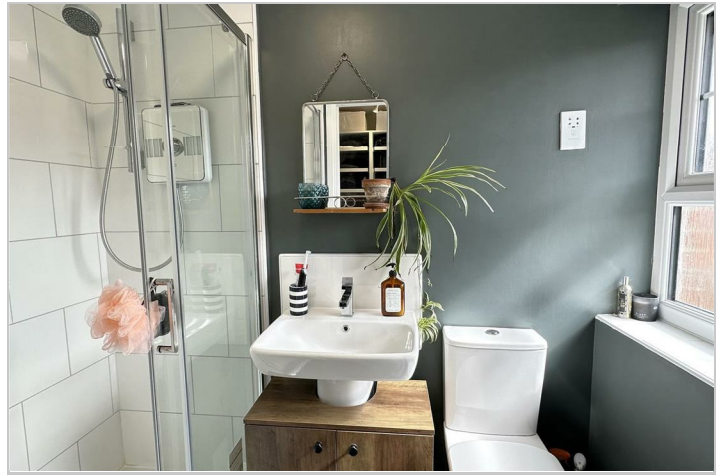
BEDROOM THREE

10'10 x 6'6 (3.30m x 1.98m)

BATHROOM

6'3 x 6'3 (1.91m x 1.91m)

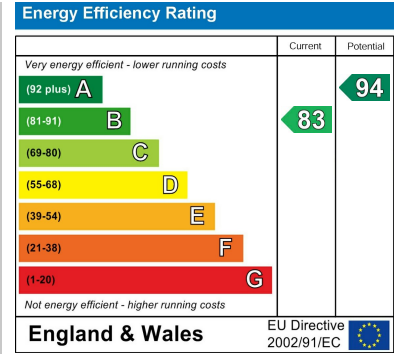




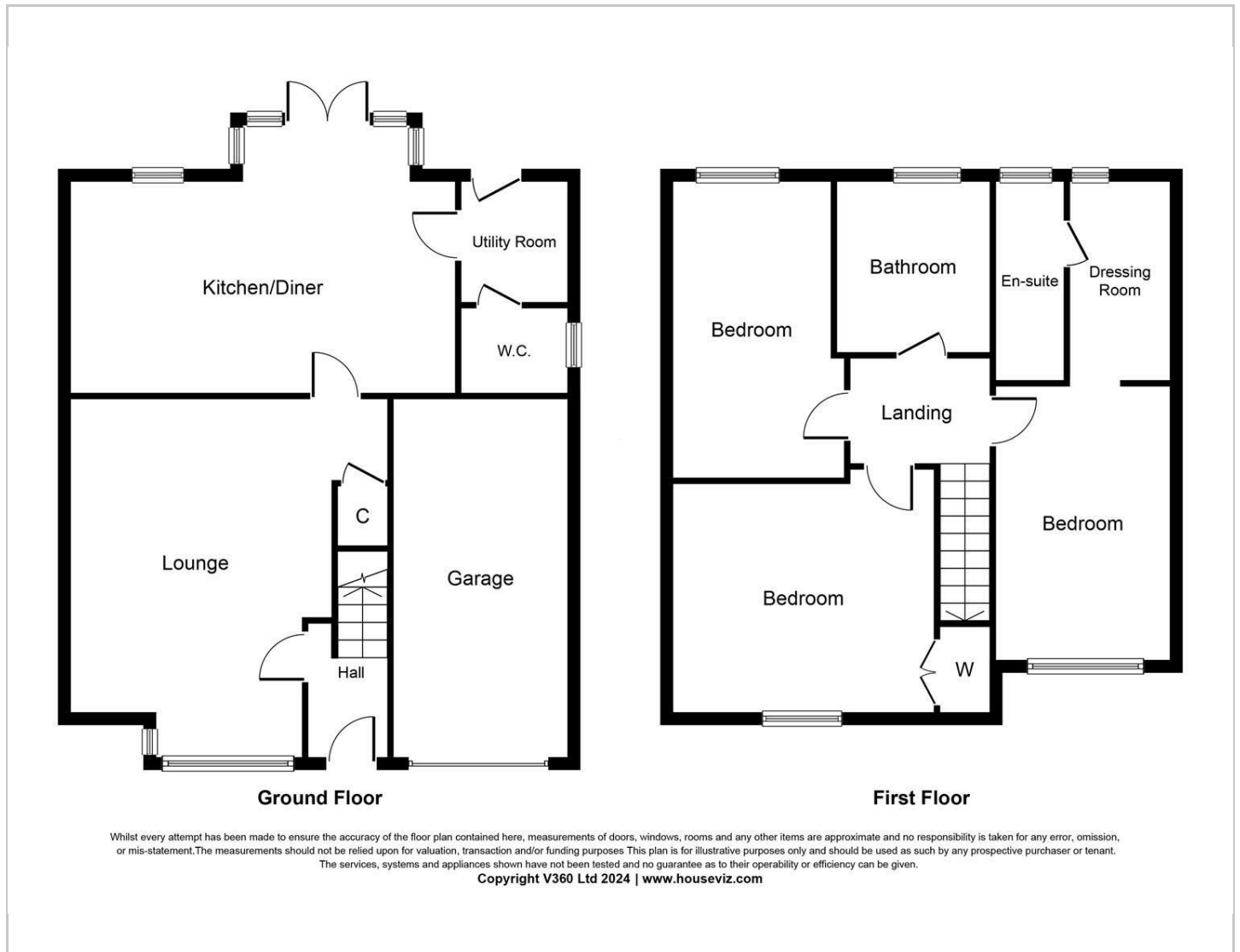
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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